

LOT 15
IN OR 1416/386
PARKVIEW PB 6/390

CZYMBOR MICHAEL & MARY BETH
841 PARKVIEW PLACE E
FERNANDINA BEACH, FL 32034

2025

00-00-31-163V-0015-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 50
Interior Floo	15	HARDTILE 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories		1. 1 100
Units		0 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 01
NEIGHBORHOOD/LOC	1027.00	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE
BAS	1,782	100
FGR	454	55
FOP	44	30
FOP	168	30
TOTALS	2,448	

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0900	01	2,095	115.1500	152.00	318,440	2005	2005	0	0	9.50	90.50
1 SNGL FAM - 100% - 2022 Heated Area: 1782 HX Base Yr 2022											
841 E PARKVIEW PL, FERNANDINA BEACH											
BLD DATE: 05/13/2025 MLU											

NASSAU COUNTY PROPERTY				PAGE 1 of 1	2
VALUATION SUMMARY					
VALUATION BY			STANDARD		
Tax Group: 2			Tax Dist:		
BUILDING MARKET VALUE			288,188		
TOTAL MARKET OB/XF VALUE			24,411		
TOTAL LAND VALUE - MARKET			220,000		
TOTAL MARKET VALUE			532,599		
SOH/AGL Deduction			119,511		
ASSESSED VALUE			413,089		
TOTAL EXEMPTION VALUE			HX HB	50,722	
BASE TAXABLE VALUE			362,367		
TOTAL JUST VALUE			532,599		
NCON VALUE			0		
INCOME VALUE					
PREVIOUS YEAR MKT VALUE			465,184		

EXTRA FEATURES														
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND
1	0877	JACUZZI	0 100	0	0	1.00	UT	1,000.00	1,000.00	100	2005	2005	3	22
2	0810	CONCRETE A	0 100	10	15	150.00	SF	6.50	6.50	100	2005	2005	3	84
3	0810	CONCRETE A	0 100	44	16	704.00	SF	6.50	6.50	100	2005	2005	3	84
4	0810	CONCRETE A	0 100	23	3	69.00	SF	6.50	6.50	100	2005	2005	3	84
5	0861	POOL GUNIT	0 100	14	24	336.00	SF	85.00	85.00	100	2007	2007	3	44
6	0845	KOOL DECK	0 100	0	0	522.00	SF	14.50	14.50	100	2007	2007	3	87

LAND DESCRIPTION														
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ
1	000134	C	RES POND	100	0003	R-1	75.00	100.00	1.00	LT		1.00	1.00	1.10
TOTAL OB/XF 24,411														
ADJ UNIT PRICE 200,000.00 220,000.00 220,000														
OTHER ADJUSTMENTS AND NOTES														
YEAR DENSITY DECL FRZ YR CONSRV														